067.A	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	794,700	/	794,700
USE VALUE:	794,700	/	794,700
ASSESSED:	794,700	/	794,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SLEEPER PETER W & DIANNE W
Owner 2:	
Owner 3:	
Street 1:	51 OAK HILL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Clapboard Exterior and 2180 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6756.000	357,500	1,300	435,900	794,700
Total Card	0.155	357,500	1,300	435,900	794,700
Total Parcel	0.155	357,500	1,300	435,900	794,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.54 | /Parcel: 364.54

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	128891
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!5819!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,500	1300	6,756.	435,900	794,700		Year end	12/23/2021
2021	101	FV	346,500	1300	6,756.	435,900	783,700		Year End Roll	12/10/2020
2020	101	FV	346,500	1300	6,756.	435,900	783,700	783,700	Year End Roll	12/18/2019
2019	101	FV	272,200	1300	6,756.	404,700	678,200	678,200	Year End Roll	1/3/2019
2018	101	FV	272,200	1300	6,756.	404,700	678,200	678,200	Year End Roll	12/20/2017
2017	101	FV	272,200	1300	6,756.	354,900	628,400	628,400	Year End Roll	1/3/2017
2016	101	FV	272,200	1300	6,756.	323,800	597,300	597,300	Year End	1/4/2016
2015	101	FV	265,400	1300	6,756.	286,400	553,100	553,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:49:32

LAST REV

Date	Time
10/10/19	14:33:01
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5819

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAVROPOULOS N	22077-366		5/29/1992		238,000	No	No		Y

USER DEFINED

Prior Id # 1:	128891
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2018	1189	Insulate	2,000	C				
4/23/2001	227	Addition	16,500	C				11X12 SUNROOM ADDI
7/17/1997	400		14,500					ADD BDRM TO ADDITI

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Inspected	CC	Chris C
10/16/2018	MEAS&NOTICE	BS	Barbara S
4/11/2009	Inspected	345	PATRIOT
4/6/2009	Measured	345	PATRIOT
5/9/2002	Permit Visit	PM	Peter M
4/20/2000	Entry Denied	270	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6756		Sq. Ft.	Site		0	70.	0.92	12									435,876						435,900	

Total AC/HA:	0.15510	Total SF/SM:	6756	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	435,876	Spl Credit		Total:	435,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21573269
Const Adj.:	0.99000001
Adj $ / SQ:	156.465
Other Features:	77000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439235
Depreciation:	81698
Depreciated Total:	357537

COMMENTS

SCUTTLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

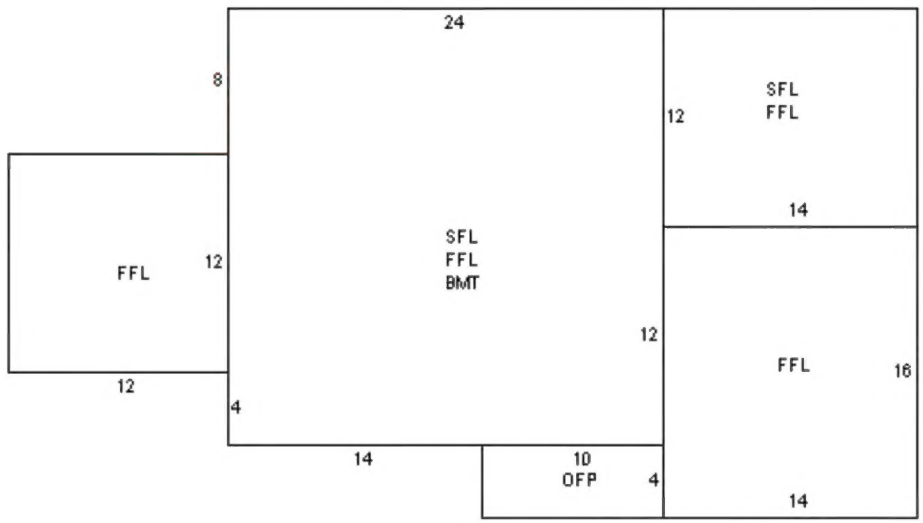
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.11
Special Features:	0	Val/Su Net:	153.57
Final Total:	357500	Val/Su SzAd	192.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,112	156.460	173,989
SFL	Second Floor	744	156.460	116,410
BMT	Basement	432	69.820	30,163
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	2,328			Total:	322,304
Size Ad	1856	Gross Area	2472	FinArea	2180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

067.A-0004-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						
19	Patio	D	Y	1	16X10	G	AV	1989	5.74	T	24	101			700			700
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300